



SONADEZI LONGTHANH SHAREHOLDING CO.

Address: Long Thanh Industrial Zone,
Tam An village, Long thanh district,
Dong Nai province, Vietnam

Tel : 84-251-3514494
Fax : 84-251-3514499
Email: longthanhiz@szl.com.vn
Website: <http://www.szl.com.vn>

READY-BUILT FACTORY IN CHAU DUC URBAN INDUSTRIAL PARK

<p>DEVELOPER</p>	<p>SONADEZI LONG THANH SHAREHOLDING CO. Add: Long Thanh Industrial Zone, Long Thanh district, Dong Nai province, Vietnam. Tel: 84-251-3514494 Fax: 84-251-3514499 E-mail: longthanhiz@sonadezi.com.vn Website: www.szl.com.vn General Director : Mr. PHAM ANH TUAN Deputy General Director : Mr. LE XUAN SAM Deputy General Director : Mr. HUYNH LONG DUC</p>
<p>INFORMATION ON CHAU DUC URBAN INDUSTRIAL PARK</p>	
<p>LOCATION</p>	<p>- Located in Nghia Thanh, Suoi Nghe commune, Chau Duc District; Song Xoai, Chau Pha commune, Tan Thanh District; Ba Ria Vung Tau Province</p>
<p>LAND USING PROGRAMMING</p>	<p>Total area : 2,287 ha <i>Components:</i> - Industrial area : 1,556 ha - Chau Duc Urban Area & Golf Course : 689 ha - Land outside the Urban Area : 42 ha</p>
<p>PRIORITY FOR TYPICAL INDUSTRIES IN INDUSTRIAL PARK</p>	<ul style="list-style-type: none"> - Electronic components parts, computer and semi-conductors assembling industry; - Production of cables and materials for telecommunication; - Production of Pharmaceutical and Medical products; - Precise mechanics, air conditioners and washing machine manufacturers; - Electrical appliances; - Car accessories, manufacturing and assembling automobiles; - Production of new materials and nanotechnologies; - Silver smiting and jewelry, gemstones, diamond and other precious metals, etc...

<p>PRIORITY FOR TYPICAL INDUSTRIES IN INDUSTRIAL PARK</p>	<ul style="list-style-type: none"> - Mechanical machining and steel structuring; - Car, motorbike, bicycle, specialized transport assembling industry; - Agro-pharmaceutical, agricultural, food, drinks processing, (excluding tapioca processing); - Construction materials production, construction components (excluding commercial concrete production and concrete structures); - Pret-a-porter, high grade garment and textile, footwear (excluding dyeing and tanning process); - Plastic products, household appliances; - Wood processing and high-quality wooden furniture. Etc... <p>* Industries that are not welcome and restricted in the Industrial Park:</p> <ul style="list-style-type: none"> - Rubber processing; - Manufacturing basic chemicals (generating industrial wastewater); - Steel refinery from wasted metal in discontinuous furnace technology; - Industries that are priority in the Industrial Park and industries that are not welcome or restricted in the Industrial Park (according to Directive No. 43-CT/TU dated August 6th, 2014 of the Board of Provincial Committee).
<p>READY BUILT FACTORY FOR LEASE</p>	<p>Ready built factory for lease:</p> <ol style="list-style-type: none"> 1. Type 1: 36m * 72m 2. Type 2: 36m * 80m
<p>RENTAL</p>	<p>Rental & payment method: (Not inclusive of VAT)</p> <ul style="list-style-type: none"> - Rental (*): ~80,500 VND/sqm/month - Management fee: ~11,500 VND/sqm/year - Deposit: 06-month rental. - Payment methods: paid quarterly. - Minimum Leasing Period: 05 years. <p>(* <i>Rental is subject to change</i>)</p>

<p align="center">TRANSPORTATION & DISTANCE TO KEY AND ESSENTIAL LOCATIONS</p>	<p>(1) Roads:</p> <ul style="list-style-type: none"> - 06 km from National Road No.56 - 13 km from National Road No.51 - 44 km from Vung Tau City - 75 km from Ho Chi Minh City <p>(2) Ports:</p> <ul style="list-style-type: none"> - 16 km to Thi Vai Port - 19 km to Cai Mep Deep Water Port - 21 km to Go Dau Port <p>(3) Airports:</p> <ul style="list-style-type: none"> - 54 km to Long Thanh International Airport
<p align="center">INTERNAL TRANSPORTATION SYSTEM</p>	<ul style="list-style-type: none"> - Asphalted road with 30 tons loading capacity. - Center main road North South with 6 lanes, separation 2 meters, width 54 meters. - Branch roads with 2 lanes, width 29 meters.
<p align="center">LOADING CAPACITY OF THE GROUND</p>	<ul style="list-style-type: none"> - From 1m to 3.5m : 9.31 tons/ sqm - From 3.5m to 6.5m : 16.33 tons/ sqm - From 6.5m - 12m : 31.68 tons/ sqm
<p align="center">ELECTRICITY</p>	<ul style="list-style-type: none"> - Facilities: Two transformer stations of 110/22 KV with capacity 2x63 MVA each. - Electricity charge: price offered by Electricity Company of Vietnam for voltage from 22KV to under 110 KV * Peak time : VND2,871/kWh * Off peak : VND 1,007/kWh * Normal time : VND1,555/kWh <p align="center"><i>(Prices are not inclusive of VAT, subject to change under Government regulations)</i></p>
<p align="center">WATER SUPPLY SYSTEM</p>	<ul style="list-style-type: none"> - Pure Water Supply Factory with capacity of 150,000 m³ / day. - Price according to regulations of Ba Ria – Vung Tau province.
<p align="center">WASTEWATER TREATMENT SYSTEM</p>	<ul style="list-style-type: none"> - Building three (03) wastewater treatment plants with estimated capacity of 45,000 m³ /day night - Wastewater to be treated: both domestic and industrial wastewater - Chargeable volume is counted at 80% of supplied water volume

TAX EXEMPTION	<ul style="list-style-type: none">- Corporate Income Tax: Preferential tax rate of 17% in the first ten years (10 years) defined in the Decree No. 118/2015 / ND-CP of the Government.- Corporate Income Tax incentives 2 years' tax exemption and 50% tax reduction in the subsequent 4 years (Paragraph 4 of Article 19 of Circular No.78/2014/TT-BTC of the Ministry of Finance).
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Hotline: Mr. TRAN ANH TUAN
Mobile phone: 090 8118 222

**ALLOWABLE LIMITS OF PARAMETERS AND CONCENTRATION OF
WASTEWATER TO BE ACCEPTED TO THE WASTEWATER TREATMENT CENTER
IN CHAUDUC URBAN INDUSTRIAL PARK**

(Output standards to river adjusted to wastewater – discharge standards QCVN 40:2011/BTNMT -
A Column)

No	Parameters	Unit	Maximum limit input for wastewater treatment center
1	Temperature	°C	40
2	pH	-	5 - 10
3	Colour (pH=7)	Pt/Co	50
4	BOD ₅ (20°C)	mg/l	300
5	COD	mg/l	500
6	Suspended solids (SS)	mg/l	150
7	Arsenic (As)	mg/l	0.0405
8	Mercury (Hg)	mg/l	0.00405
9	Lead (Pb)	mg/l	0.081
10	Cadmium (Cd)	mg/l	0.0405
11	Chromium VI (Cr VI)	mg/l	0.0405
12	Chromium III (Cr III)	mg/l	0.162
13	Copper (Cu)	mg/l	1.62
14	Zinc (Zn)	mg/l	2.43
15	Nickel (Ni)	mg/l	0.162
16	Manganese (Mn)	mg/l	0.405
17	Iron (Fe)	mg/l	0.81
18	Total Cyanide (CN)	mg/l	0.0567
19	Total Phenol	mg/l	0.081
20	Total Mineral Oil and fat	mg/l	20
21	Residual Chlorine (Cl)	mg/l	2.42
22	Total PCBs	mg/l	0.00243
23	Total Pesticide: organic Phosphorous	mg/l	0.243
24	Total Pesticide: organic chlorine	mg/l	0.0405
25	Sulfide (S)	mg/l	3.0
26	Fluoride (F)	mg/l	4.05
27	Chloride (Cl ⁻)	mg/l	405
28	Ammonia (as N)	mg/l	20
29	Total Nitrogen	mg/l	40

30	Total Phosphorous	mg/l	8
31	Coliform	MPN/100 ml	Unlimit ed
32	Gross α activity	Bq/l	0.1
33	Gross β activity	Bq/l	1.0